

# OFFICE SUITE FOR LEASE

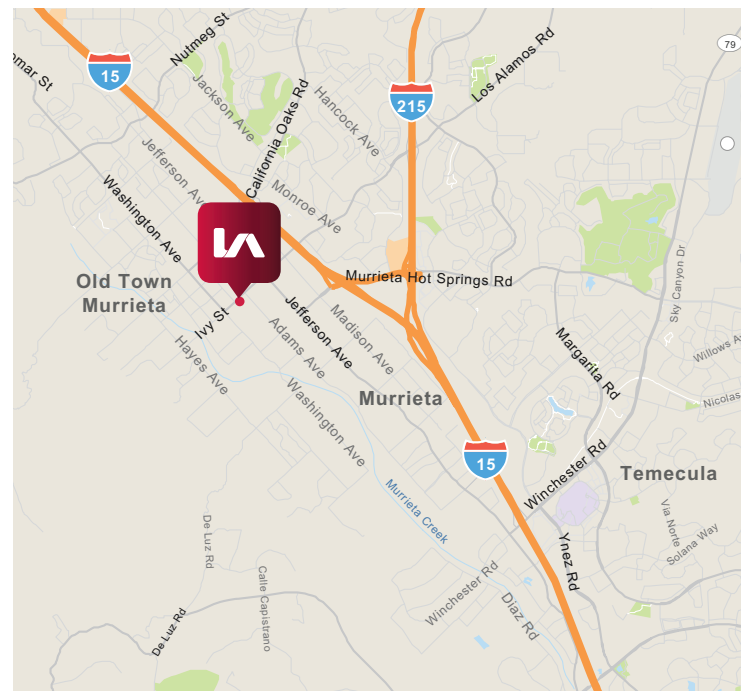
## IVY PLACE OFFICE BUILDING

41856 IVY STREET | MURRIETA, CA 92562



### PROPERTY FEATURES:

- Close proximity to I-15 & I-215 freeways
- Strategically located in Murrieta Historical District within blocks of Murrieta Town Center, City Hall & Old Town Murrieta.
- Close proximity to restaurants: Public House, Anthony's Ristorante, Calhouns BBQ, The Crafted Scone, Wine Ranch Grill & Cellars & The Mill.
- ±37,369 RSF two story elevator served Office Building.
- Move-in ready suites all with coffee bars or break rooms.
- Verizon FIOS enabled.
- See attached for availability & floor plan.
- Ample Parking
- Contact agent for showing instructions.



Mike Hanna  
951.445.4503  
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DRE #01456055

Mary Piper  
951.445.4516  
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DRE #01268829

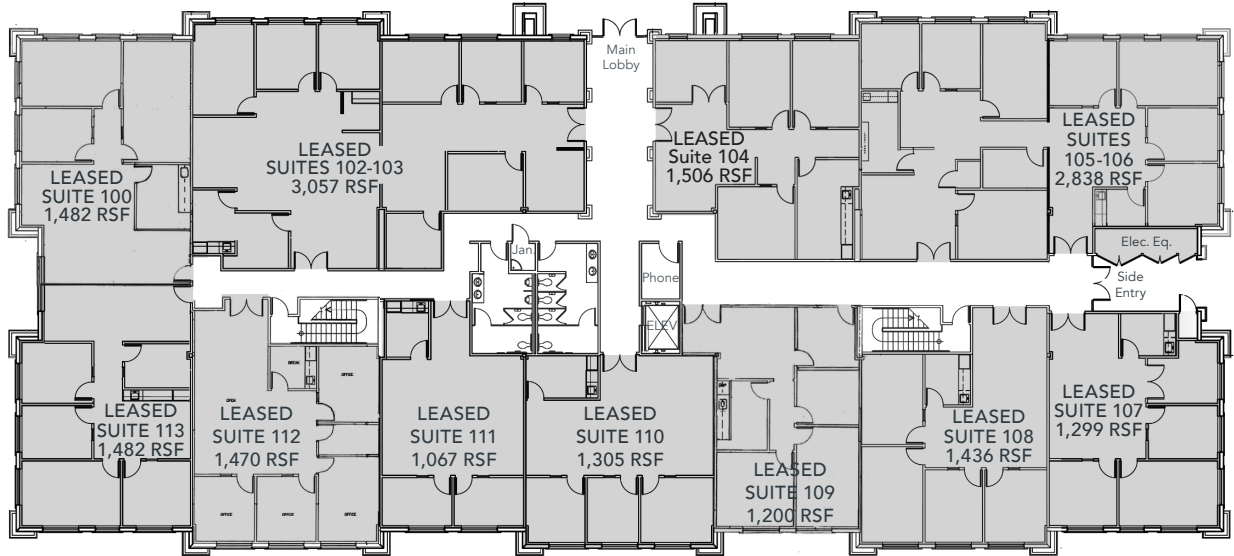
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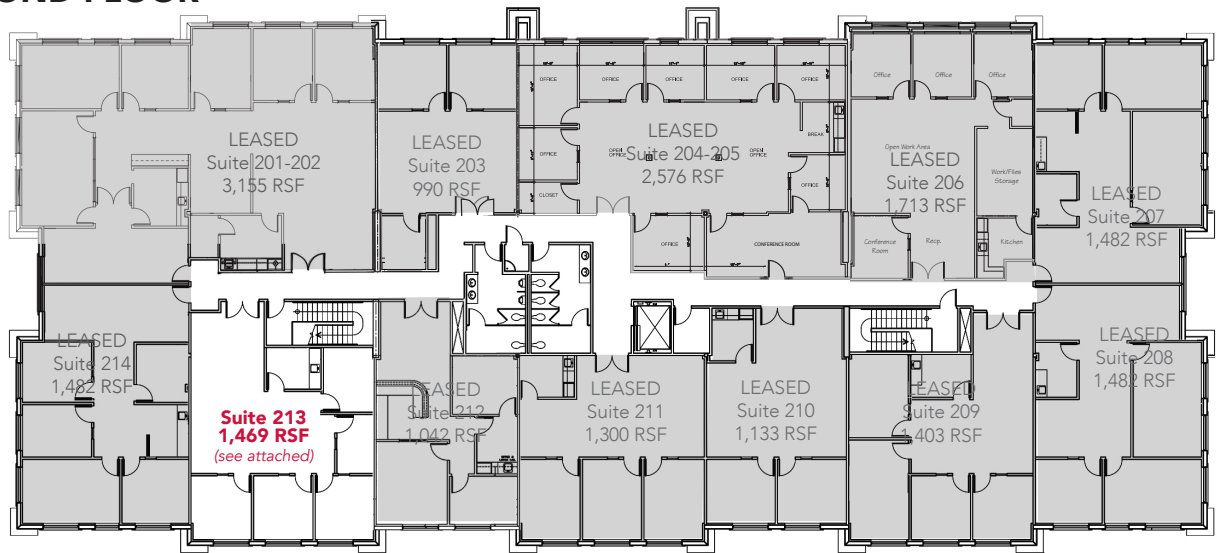
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### FIRST FLOOR



### SECOND FLOOR



REV 05/04/2026

SUITE	RENTABLE SQ. FT. (RSF)	USABLE SQ. FT. (USF)	DESCRIPTION	RATE	AVAILABLE
213	±1,469	±1,304	Open work area, 4 private offices, storage closet and kitchen	\$2.10 MG	Available 7/1/2026

(Modified Gross excludes separately metered electricity & janitorial to premises)

**Do Not Disturb Tenant, Contact Agent for touring instructions.**

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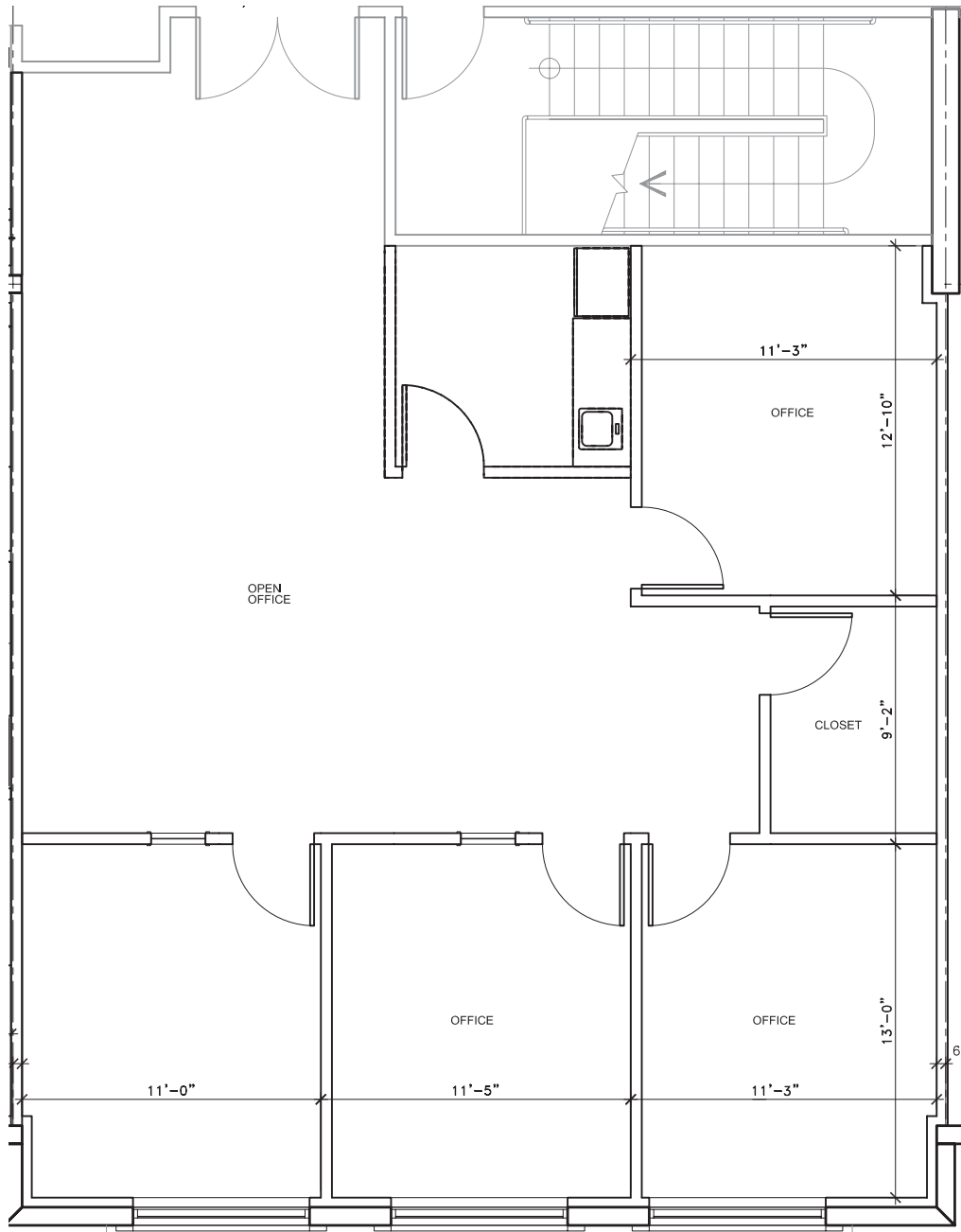
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### SUITE 213

±1,469 RSF | ±1,304 USF

Available 7/1/2026



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